



£150,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💷 COUNCIL TAX BAND: A

Stafford

John Donne Street
Stafford Staffordshire



ATTENTION FIRST-TIME BUYERS! Are you eager to get onto the property ladder without taking on a major project? Look no further than this charming three-bedroom home!

Located close to Stafford's town centre, this property offers easy access to a wide array of shops, amenities, and a mainline train station, allowing you to reach London Euston within an hour. Inside, the ground floor features an inviting entrance hall, a cozy living room, and a kitchen/breakfast area. Upstairs, you'll find three comfortable bedrooms and a shower room, providing ample space for a growing family or professionals alike. Externally, the property boasts a front lawned garden that can be converted into a driveway and a large private rear garden, perfect for outdoor activities and relaxation. With No Upward Chain, this home is ready for you to move in without delay. Don't miss out on this fantastic opportunity! Call us today to arrange your viewing appointment and take the first step toward owning your dream home.

- Ideal For First Time Buyers & Downsizers
- Three Bedroom Bay Fronted Family Home
- Modernised Throughout
- Contemporary Kitchen/Breakfast
- Private Front & Large Rear Garden
- No Upward Chain

You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk



Entrance Hall

Being accessed through a double glazed entrance door and having stairs leading to the first floor landing and radiator.

Living Room 14' 1" x 13' 1" (4.29m x 3.99m)

A spacious living room having a decorative wooden fire surround and granite effect hearth. Radiator and double glazed walk-in bay window to the front elevation.

Dining Kitchen 8' 11" x 16' 1" (2.73m x 4.90m)

Having a range of matching units extending to base and eye level with fitted work surfaces and inset one and a half bowl stainless steel sink unit with chrome mixer tap. Range of integrated appliances including an oven, four ring gas hob and cooker hood over. Understairs pantry with shelving, breakfast bar, wall mounted gas central heating boiler within a cupboard, tiled splashbacks, tiled floor, recessed downlights, radiator, double glazed windows and double glazed door to the rear elevation.

First Floor Landing

Having access to loft space.



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Bedroom One 10' 3" x 14' 10" inc recess (3.12m x 4.53m inc recess)

A spacious double bedroom having a walk-in storage cupboard with hanging rail and shelving, radiator and double glazed window to the front elevation.

Bedroom Two 5' 10" x 10' 1" (1.79m x 3.07m)

Having a radiator and double glazed window to the front elevation.

Bedroom Three 8' 3" x 7' 11" (2.52m x 2.41m)

Having a radiator and double glazed window to the rear elevation.

Shower Room 8' 5" x 5' 5" (2.57m x 1.65m)

Having a white suite which includes a shower cubicle with mains fitted shower, pedestal wash basin with chrome taps and close coupled WC. Tiled walls, wood effect vinyl flooring and towel radiator.

Outside - Front

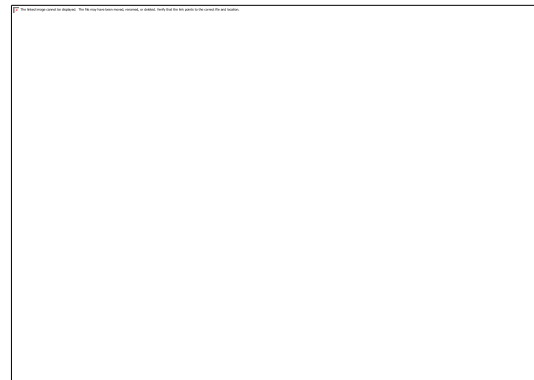
The property is accessed through a metal gate with a path leading to the entrance door. The garden is mainly laid to lawn with mature hedges. A wooden picket style gate leads to the side entry which further leads to:

Outside - Rear

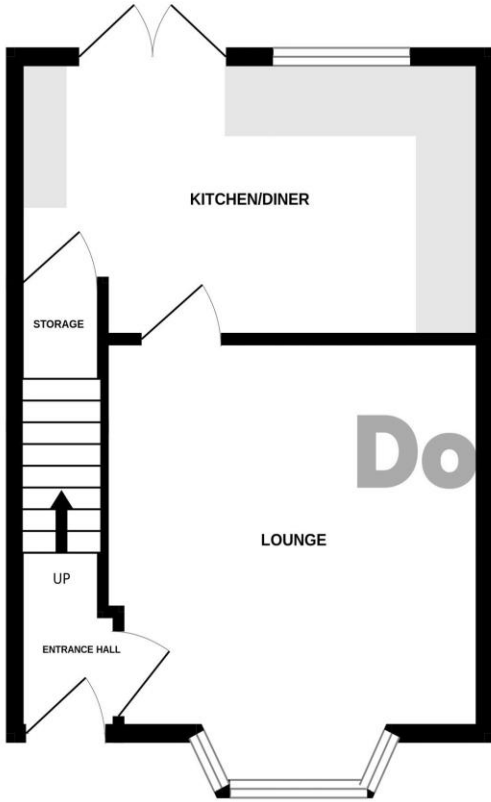
Having a seating area and a wooden picket gate leads to the remainder of the garden being laid to lawn with a further decked seating area. The greenhouse is included in the sale. To the rear of the garden is a further paved seating area.

Outbuilding 5' 9" x 3' 6" (1.75m x 1.06m)

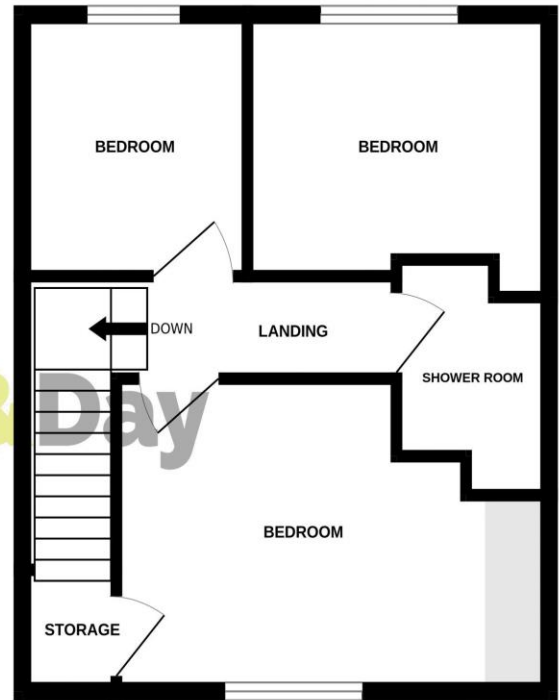
A useful storage room with a glazed window.



GROUND FLOOR



1ST FLOOR



Dourish&Day

Energy Efficiency Rating		Current	Potential
Energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcrea.com			

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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